



**US Army Corps
of Engineers**
Portland District

PUBLIC NOTICE for Permit Application

Issue Date: September 27, 2004

Expiration Date: October 26, 2004

Corps of Engineers Action ID: 200400253

30-Day Notice

Oregon Department of State Lands Number: 33038-FP

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

Comments: Comments on the described work should reference the U.S. Army Corps of Engineers (Corps) number shown above and should reach this office no later than the above expiration date of this Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
CENWP-OP-GE (Ms. Lisa Grudzinski)
2201 North Broadway, Suite C
North Bend, Oregon 97459-2372

Applicant: Ms. Robin Stevenot

Location: The project is located in Coos Bay, River Mile 3.5, near the town of Empire, Coos County, Oregon. The site is in Section 30 Township 25, Range 13 West.

Project Description: The proposed project would renovate and restore a previously existing dock structure (Sitka Dock) and add two additional floating docks for recreational purposes. The adjacent 210-acre property is proposed for residential and commercial development and is currently being reviewed by the Corps for a separate permit.

As proposed, the dock would be a total of 1,500 feet long. The main walkway of the dock would be 1,200 feet long and 20-30 feet wide. The outermost 300 feet of the dock would be 40 feet wide and would curve upriver to form an "L"-shape. The dock would be reconstructed within the footprint of the original structure and require a total of approximately 1,000 to 1,050 pilings. An estimated 200 to 500 of the existing, treated wood pilings are sound and would be left in place, and up to 750 pilings would be new or replacement pilings. The new pilings would be made of steel or concrete with an average diameter of 12 to 14-inches and installed using a vibratory hammer working from the shore or deck as it is reconstructed. Unusable pilings would be cutoff at the mudline. The deck of the structure would be constructed entirely of concrete, including a pre-cast concrete pile cap, concrete planking, and solid concrete topping slabs. The deck would be positioned approximately three to five feet above the surface of the water.

Two new floating docks would be secured to the “L”-shaped portion of the proposed dock. The main walkway of each floating dock would be 190 feet long and 10 feet wide, and the lateral walkways on either side would be 25 feet long and 3 feet wide. The structures would be constructed from concrete and supported by encapsulated foam floats.

Purpose: To reconstruct a partially existing dock for recreational purposes.

Drawing(s): Seven (7) drawings.

Additional Information: Additional information may be obtained from Ms. Lisa Grudzinski, Project Manager, U.S. Army Corps of Engineers at (541) 756-5316, or email lisa.a.grudzinski@nwp01.usace.army.mil.

Authority: This permit will be issued or denied under the following:

Section 10, Rivers and Harbors Act 1899 (33 U.S.C. 403), for work in or affecting navigable waters of the United States.

Coastal Zone Management Act Certification: A permit for the described work will not be issued until the state has concurred with the applicant's certification that the described activity affecting land or water uses in the Coastal Zone complies with the State Coastal Zone Management Program. Section 307(c)(3) of the Coastal Zone Management Act of 1972, as amended by 16 U.S.C. 1456(c)(3) requires the applicant to provide a Certification of Consistency statement. If the state fails to concur or object to the certification statement within six months, state concurrence shall be conclusively presumed. Attached to this Public Notice is a notice of application for Certification of Consistency with the State's Coastal Zone Management Program.

Public Hearing: Any person may request in writing within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state with particularity the reasons for holding a public hearing.

Endangered Species: Preliminary determinations indicate that the proposed activity may affect an endangered or threatened species or its critical habitat. Consultation under Section 7 of the Endangered Species Act of 1973 (87 Stat. 844) will be initiated. A permit for the proposed activity will not be issued until the consultation process is completed.

Cultural Resources: The described activity is not known to be located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. This notice has been provided to the State Historic Preservation Office.

Evaluation: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity will be

considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Additional Requirements: State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met where applicable, and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority previously indicated may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.

PUBLIC NOTICE

OREGON COASTAL MANAGEMENT PROGRAM

CONSISTENCY CERTIFICATION

Date: September 27, 2004

Corps of Engineers Action ID Number: 200400253

Oregon Department of State Lands Number: 33038-FP

NOTIFICATION

For projects subject to coastal zone review, notice is hereby given that the project is being reviewed by the Department of Land Conservation and Development (DLCD) as provided in Section 307(c) of the Coastal Zone Management Act. The applicant believes that the activities described in the attached materials would comply with and be conducted in a manner consistent with the Oregon Coastal Management Program. Project information can be made available for inspection at DLCD's Salem office.

DLCD is hereby soliciting public comments on the proposed project's consistency with the Oregon Coastal Management Program. Written comments may be submitted to DLCD, 635 Capitol Street NE, Suite 150, Salem, OR 97301-2540, attention consistency review specialist. Any comments must be received by DLCD on or before the comment deadline listed in the federal notice. For further information, you may call DLCD at (503) 373-0050, ext. 253.

REVIEW CRITERIA

Comments should address consistency with the applicable elements of the Oregon Coastal Management Program. These elements include the following:

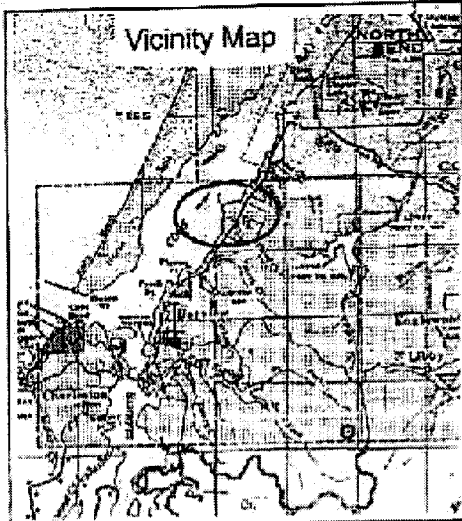
- Acknowledged Local Comprehensive Plans & Implementing Ordinances
- Statewide Planning Goals
- Applicable State Authorities (e.g. Removal-Fill Law and Oregon Water Quality Standards)

INCONSISTENT?

If you believe this project is inconsistent with the Oregon Coastal Management Program, your comments to DLCD should explain why you believe the project is inconsistent and should identify the Oregon Coastal Management Program element(s) in question. You should also describe how the project could be modified if possible to make it consistent with the Oregon Coastal Management Program.

COOS COUNTY PLANNING DEPARTMENT

Coos County Courthouse Annex, 290 N. Central
Coquille, Oregon 97423
(541) 396-3121 Ext. 210 Fax (541) 386-2690

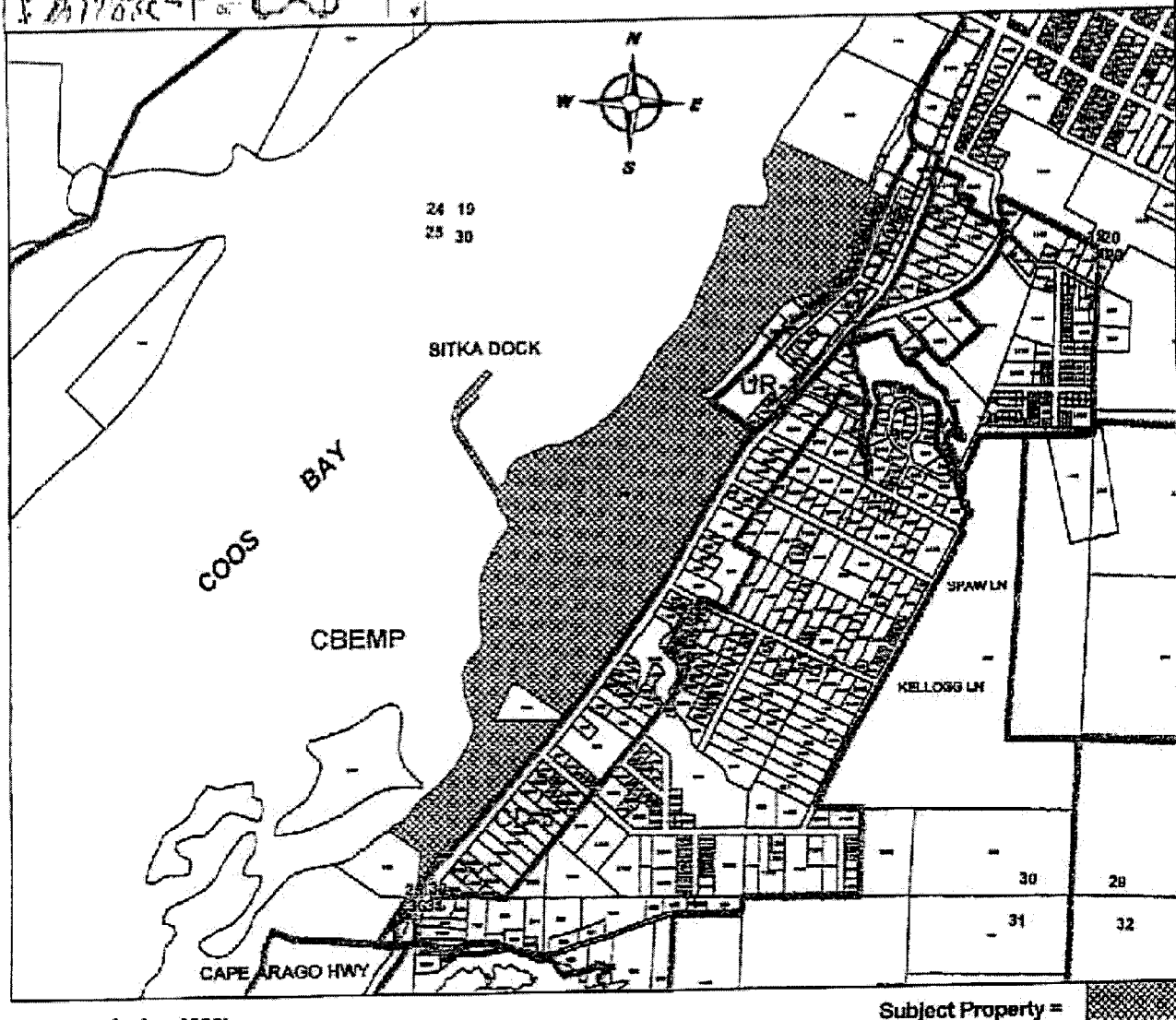


File Number: AP-04-03

Applicant: Robin Stevenot
(Owner: F. Willis Smith Trust)
2315 Liberty St.
North Bend, OR 97459

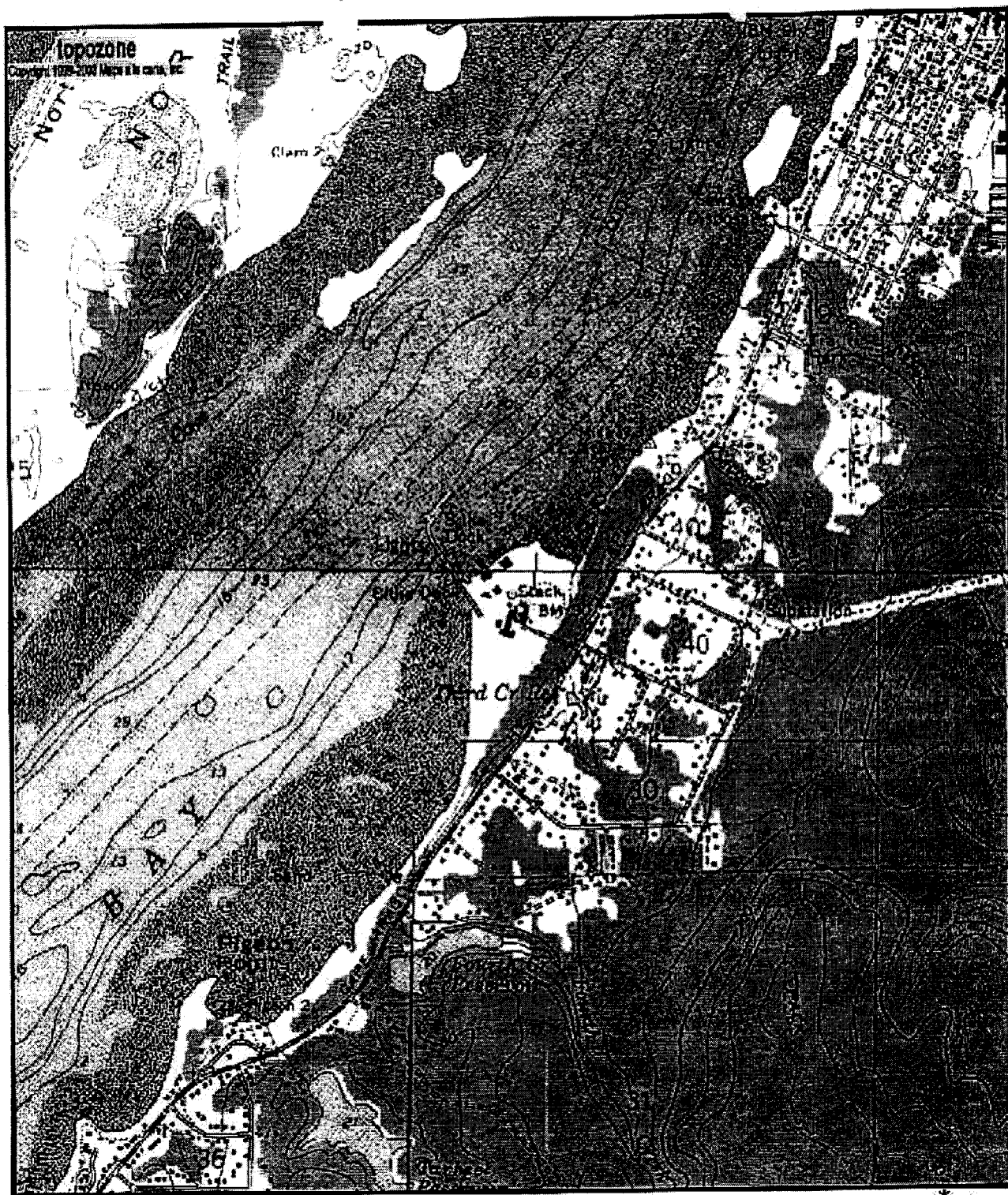
Location: T25S R13W Sec.30 TL 100

Proposal: Recreational Planned Community



Scale one inch = 1200'

Subject Property =



Map center is 43° 22.42'N, 124° 17.63'W (WGS84/NAD83)

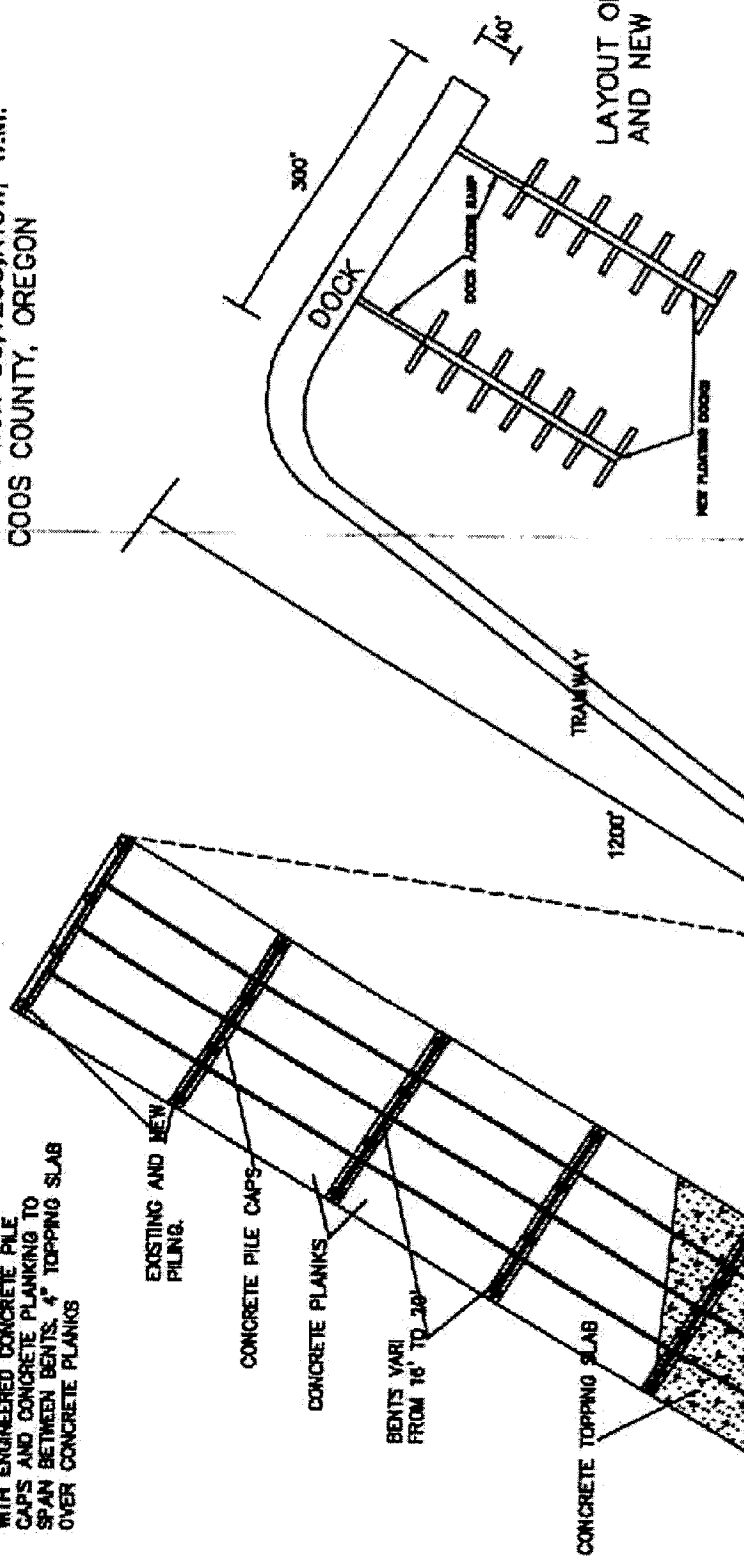
Empire quadrangle

Projection is UTM Zone 10 NAD83 Datum

M=17.116
G=-0.889

LOCATION: BAY POINT ESTATES (COOS HEAD TIMBER CO.)
IN SECTION 30,T255,R13W, W.M.
COOS COUNTY, OREGON

NEW PIER TO BE CONSTRUCTED
BY DRIVING NEW PILING AS NOTED
WITH ENGINEERED CONCRETE PILE
CAPS AND CONCRETE PLANKING TO
SPAN BETWEEN BENTS, 4" TOPPING SLAB
OVER CONCRETE PLANKS

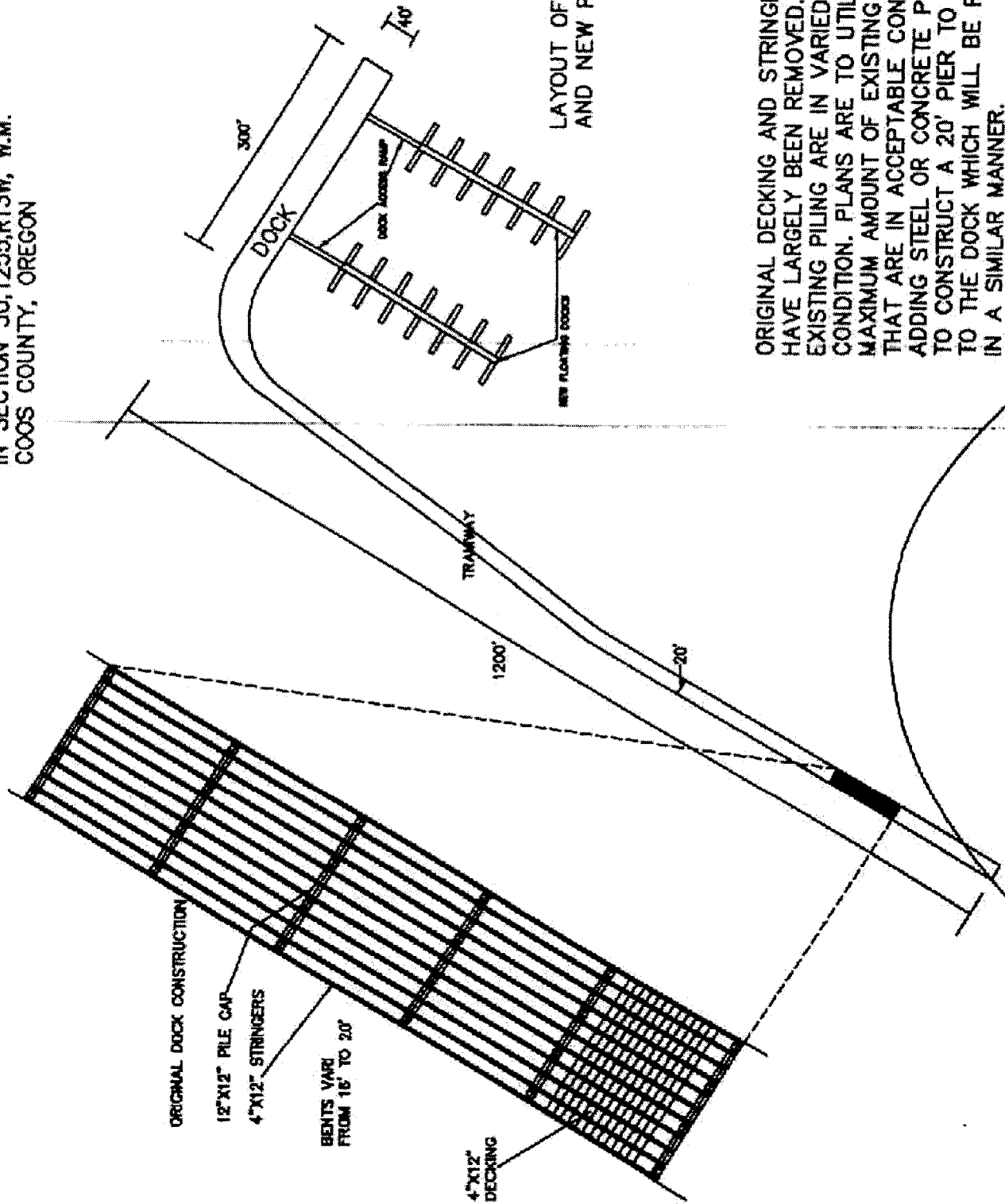


LAYOUT OF BOTH ORIGINAL
AND NEW PIER AND DOCK

ORIGINAL DECKING AND STRINGERS
HAVE LARGELY BEEN REMOVED.
EXISTING PILING ARE IN VARIED
CONDITION. PLANS ARE TO UTILIZE
MAXIMUM AMOUNT OF EXISTING PILING
THAT ARE IN ACCEPTABLE CONDITION
ADDING STEEL OR CONCRETE PILE AS NEEDED
TO CONSTRUCT A 20' PIER TO CONNECT
TO THE DOCK WHICH WILL BE RECONSTRUCTED
IN A SIMILAR MANNER.

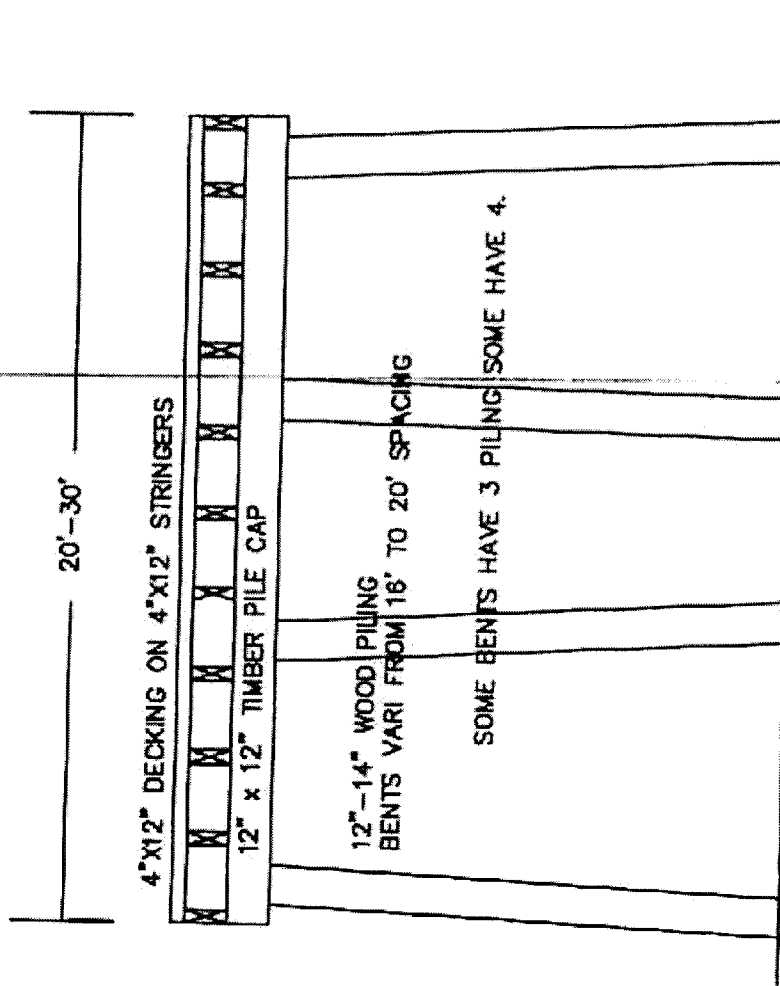
28

LOCATION: BAY POINT ESTATES (COOS HEAD TIMBER CO.)
IN SECTION 30, T25S, R13W, W.M.
COOS COUNTY, OREGON



ORIGINAL DECKING AND STRINGERS HAVE LARGELY BEEN REMOVED. EXISTING PILING ARE IN VARIED CONDITION. PLANS ARE TO UTILIZE MAXIMUM AMOUNT OF EXISTING PILING THAT ARE IN ACCEPTABLE CONDITION ADDING STEEL OR CONCRETE PILE AS NEEDED TO CONSTRUCT A 20' PIER TO CONNECT TO THE DOCK WHICH WILL BE RECONSTRUCTED IN A SIMILAR MANNER.

LOCATION: BAY POINT ESTATES (COOS HEAD TIMBER CO.)
IN SECTION 30, T25S, R13W, W.M.
COOS COUNTY, OREGON

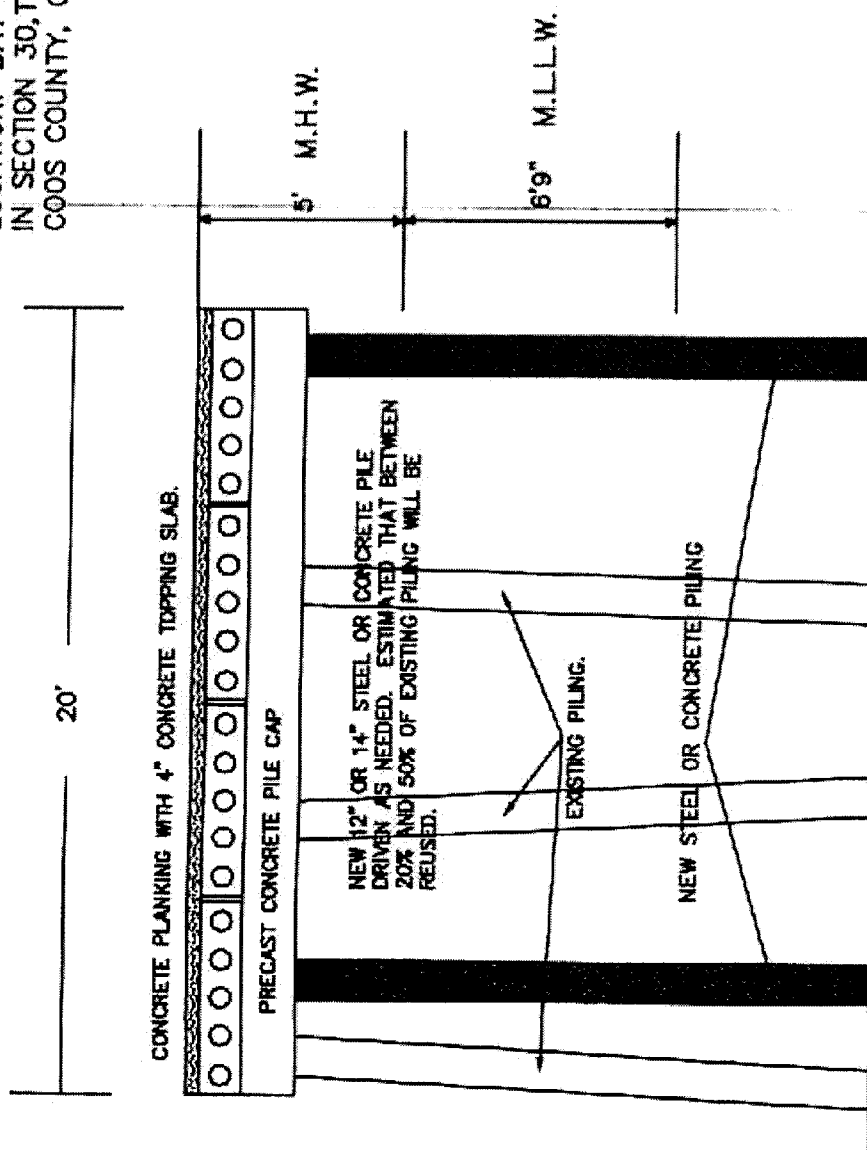


ORIGINAL CONSTRUCTION OF PIER AND DOCK.

RE-CONSTRUCTION OF PIER AND DOCK WILL
UTILIZE AS MANY OF THE ORIGINAL PILING AS
POSSIBLE.

NO SCALE

LOCATION: BAY POINT ESTATES (COOS HEAD TIMBER CO.)
IN SECTION 30, T255, R13W, W.M.
COOS COUNTY, OREGON



NEW PIER CONSTRUCTION WILL CONSIST OF DRIVING NEW STEEL OR CONCRETE PILING AS NEEDED WHILE UTILIZING AS MANY OF THE EXISTING PILING AS POSSIBLE. GOAL IS TO CONSTRUCT PIER FROM THE PIER ITSELF USING SMALL HYDRO CRANE WITH VIBRATING HAMMER AND EXCAVATOR WITH MOVAK VIBRATING ATTACHMENT. EXISTING PILING THAT CANNOT BE USED WILL BE REMOVED BY CUTTING AT MUD LINE.

Dock Plan

SCALE 1" = 200'

IN COOS BAY, NEAR
EMPIRE, OREGON
COUNTY OF COOS, STATE OF ORE.
APPLICATION BY: ROBIN STEVENOT

3/29/04



Total Pile in Dock - Tramway = 105

COOS BAY

FLOOD

THIS PILE TO MOUNTAIN
TO BE 123
4 HOLES

DOCK'S PILE/PISTON
PT. B
CAN TRAMWAY

A-A SECTION Dock
SCALE 1" = 20'

PT. B
Tramway
PT. A

MLL-W
TRAMWAY
A-A SECTION
SCALE 1" = 500'

BOTTOM
PROFILE

30' MIN.
35' MIN.

35'

TRAMWAY
MOON
M.H.W. LINE
PT. A on Tramway

APPROXIMATE
BOTTOM PROFILE

ELEV. of Bottom = Bay Bottom
16 - 35' EXTENDING AT
LEAST 100' FROM THE DOCK